

AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 5, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-24254 - APPLICANT/OWNER: HOT ENDEAVOR, LLC

**** CONDITIONS ****

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. This development shall meet the standards of Senior Citizen Apartments pursuant to Chapter 19.04 of the Zoning Code.
2. Conformance to the conditions for Rezoning (ZON-13867).
3. Site Development Plan Review (SDR-13866) shall be expunged.
4. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
5. All development shall be in conformance with the site plan and landscape plan date stamped 10/10/07 and building elevations date stamped 10/10/07 and 10/23/07, except as amended by conditions herein.
6. A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a building permit or business license, to reflect the changes herein. The revised site plan must show five handicap parking spaces, one of which shall be van accessible, with the proper dimensioning per Title 19.10.010 (K) Figure 4.
7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan: A total of five additional box trees shall be provided along the east and west property lines.

8. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
9. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
12. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

15. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the Summerlin Parkway Widening Project, and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
16. Submit an application to the Land Development section of the Department of Public Works for a deviation from Standard Drawing #222a for the driveway accessing this site from Silver Sky Drive.
17. Site development to comply with all applicable conditions of approval for ZON-13867 and all other site-related actions.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a proposed three-story, 125-unit senior living apartment facility on 5.0 acres adjacent to the south side of Summerlin Parkway, at the west end of Silver Sky Drive.

The proposed development is consistent with the existing multi-family residential uses in the area and is in compliance with all other plans and policies; therefore, staff recommends approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/30/83	The subject property was annexed (A-0010-83) into the City of Las Vegas as U (Undeveloped) and C-V (Civic) Zones as part of a larger request.
08/16/06	The City Council approved a request for a Site Development Plan Review (SDR-13866) for a 125 unit senior living apartment facility and a Rezoning (ZON-13867) from U (Undeveloped) [M (Medium Density Residential) General Plan Designation] to R-3 (Medium Density Residential) on 5.0 acres approximately 335 feet west of the intersection of Silver Sky Drive and Roland Wiley Road. Staff recommended approval and Planning Commission recommended denial.
11/08/07	The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #28/jm).
<i>Related Building Permits/Business Licenses</i>	
No related permit pertains to this site.	
<i>Pre-Application Meeting</i>	
08/15/07	A pre-application meeting was held. The applicant proposed a new site plan for the parcel, which modified the existing site development plan. Submittal requirements were then discussed.
<i>Neighborhood Meeting</i>	
Staff recommended that the applicant conduct a neighborhood meeting. The applicant commented that they were going to contact those that were interested in the development from the previous submittal individually.	
<i>Field Check</i>	
09/07/07	A field check was made on site. The site is currently vacant with a large power pole with transmission lines running northeasterly through the parcel.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	5.0

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	M (Medium Density Residential)	U (Undeveloped) [M (Medium Density Residential) General Plan Designation] Under Resolution of Intent to R-3 (Medium Density Residential) Zone
North	Summerlin Parkway	Summerlin Parkway	Summerlin Parkway
South	Multi-Family Residential	M (Medium Density Residential)	R-PD11 (Residential Planned Development – 11 Units Per Acre)
East	Multi-Family Residential	MLA (Medium-Low Attached Density Residential)	R-PD10 (Residential Planned Development – 10 Units Per Acre)
West	Multi-Family Residential	M (Medium Density Residential)	R-PD16 (Residential Planned Development – 16 Units Per Acre)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	N/A
Special Purpose and Overlay Districts		X	N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following development standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	6,500 SF	5 acres	Y
Min. Lot Width	N/A	250 Feet	N/A
Min. Setbacks <ul style="list-style-type: none"> • Front • Side • Rear 	20 Feet 5 Feet 20 Feet	48 Feet 11.5 Feet 41 Feet	Y Y Y
Max. Lot Coverage	N/A	32.3%	N/A
Max. Building Height	3 stories/ 40 feet*	3 stories, 40 feet	Y
Trash Enclosure	Screened, gated	Screened, gate	Y
Mech. Equipment	Screened	Screened	Y

**Per Title 19.08 – R-3 and R-4 Districts – The height limit for senior citizen developments shall be three stories or forty feet, whichever is less, upon approval of a Site Development Plan Review in accordance with Section 19.08.050*

Pursuant to Title 19.12, the following landscape standards apply:

<i>Landscaping and Open Space Standards</i>				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Tree/ 6 Spaces	21 Trees	21 Trees	Y
Buffer:				
Min. Trees	1 Tree/ 20 Linear Feet	97 Trees	104 Trees	Y
TOTAL		115 Trees	125 Trees	Y*
Min. Zone Width (Adjacent to R.O.W)	10 Feet		10 Feet	Y
Min. Zone Width (Adjacent to Interior)	6 Feet		6 Feet	Y
Wall Height	8 Feet		N/A	N/A

** In addition, the applicant has provided 172 trees throughout interior of the site.*

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Senior Citizen Apartments	125 Units	0.75	94	5	122	0*	Y
SubTotal			89	5	122	0*	Y
TOTAL			94		122		Y

**A condition has been added requesting the applicant to provide five handicap parking spaces per Title 19.10.*

ANALYSIS

- **Zoning**

The subject property is designated as M (Medium Density Residential) under the Southwest Sector Plan of the General Plan. The Medium Density Residential category includes a variety of multi-family units such as plexes, townhouses, and low-density apartments. This category allow up to 25.49 units per acre. The parcel was Rezoned (ZON-13867) to R-3 (Medium Density Residential) Zone by City Council on 08/16/06, which permits 25 units per acre. The proposed development will have a density of 25.0 units per acre and is in compliance with the General Plan.

- **Site Plan**

The site plan shows two large buildings with the largest building, which houses 100 senior units, on the northern portion of the site with the smaller building, which houses 25 senior units, on the south portion of the site flanking the 24-foot wide gated access entrance off Silver Sky Drive. A 100-foot wide Nevada Power Easement runs northeasterly through the site and is proposed to be developed with parking and landscaping. On the southern portion of the site, the applicant proposes a covered walkway entrance to “Building 1” from Silver Sky Drive.

The applicant is required to provide 94 parking spaces per Title 19.10 Parking Standards for 125 Senior Citizen apartment units. The applicant has provided 122 parking spaces, however no handicap accessible spaces are provided. A condition has been added requesting the applicant to provide five handicap parking spaces per Title 19.10.

- **Landscaping**

Landscaping is provided within the planter areas adjacent to the property lines, within common areas, and within the parking lot. A total of 172 trees consisting of Mondel Pines, Shoestring Acacia, Chitalpa and Chilean Mesquite, 24 inch in size have been proposed throughout the site. The applicant meets Title 19.12 Landscape and Buffer Standards.

- **Elevation/Floor Plan**

The applicant proposes two buildings on the site. The largest building labeled “Building 2”, which houses 100 senior units, is a three-story building, 40 feet in height. The smaller building label “Building 1”, which houses 25 senior units, is a two-story building, 34 feet in height. Each building is composed of medium terra cotta tile roofs with medium beige colored stone façade and light beige colored stucco on the exterior. In addition, there are porches and balconies proposed for each building.

FINDINGS

The following findings must be made for an SDR:

- 1. The proposed development is compatible with adjacent development and development in the area;**

The proposed development is consistent with the existing multi-family residential uses in the area. As the site is vacant and located at the end of a street, there is a potential for illegal dumping and general neglect. Thus, this proposed development is a suitable infill project for the area.

- 2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

The proposed development is in compliance with all other plans and policies. A condition has been added requesting the applicant to provide five handicap parking spaces per Title 19.10.

- 3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

Silver Sky Drive, a sixty-foot wide local street, will provide adequate access to the site.

4. Building and landscape materials are appropriate for the area and for the City;

The building materials are typical for multi-family development within the city. The building elevations were evaluated and were found to create an orderly and aesthetically pleasing environment and to be harmonious and compatible with development in the area.

5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;

The elevations and design characteristics are compatible with the design characteristics of the existing medium density development in the area.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

The proposed development will not compromise the public health or general welfare.

PLANNING COMMISSION ACTION

The Planning Commission added condition #1.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 34

SENATE DISTRICT 8

NOTICES MAILED 295 by Planning Department

APPROVALS 1

PROTESTS 5